

**LAFAYETTE CONSOLIDATED GOVERNMENT
PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MAY 9, 2016**

MINUTES OF THE MAY 9, 2016 MEETING OF THE LAFAYETTE
CONSOLIDATED GOVERNMENT PLANNING COMMISSION HELD AT 5:30 P.M.,
220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING &
DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Carlee Alm-Labar
Tenique Briscoe
Sara Gary

MEMBERS PRESENT

Michael Brown
Mark Gremillion
John Guilbeau
Lynne Guy
Thomas Hooks
Eddie Lewis
Sevie Zeller

LEGAL COUNSEL

John Chappuis

MEMBERS ABSENT

I. CALL TO ORDER

Michael Brown called the meeting to order at 5:30 p.m.

II. APPROVAL OF AGENDA

MOTION: Lynne Guy moved to approve the May 9, 2016 agenda.
SECOND: Sevie Zeller
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

III. APPROVAL OF MEETING MINUTES

April 11, 2016

MOTION: Lynne Guy moved to approve the April 11, 2016 meeting minutes.
SECOND: Thomas Hooks
VOTE: 7-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

IV. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Poindexter Enterprises, LLC Lot 1
Cajun Acres Plot 13-B
Bruhati Development, LLC
Lot 1
Billy G. Laborde Division, Plots 3-A & 4-A
Sepan Properties, LLC – Lot 1
Edgar Arceneaux, Jr. – Plot 3-A
John Breaux, Sr. Parcels 3-A & 3-B
J.D.G. Corporation, Tract 15-A-1
Francis LeBlanc Property, Tracts 6-B-1 & 6-B-2
Twin Oaks Subdivision Lots 18-A, B, C & D
Nezida Roy Trahan Subdivision Lot 18-A
Tracts A-1 & C-1
Estate of Ulysse Breaux, Tract 3-A
Mr. & Mrs. Ned Guidry Property, Parcel A
Parcels A & B from the J. C. Broussard & Larry and Glenda Edwards Properties

MOTION: Thomas Hooks moved for approval of the Hearing Examiner actions.
SECOND: Lynne Guy
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

2. Mr. & Mrs. Richard Lagneaux Estate Plot 1-A-1, 1-A-2, ;& 1-A-3 (PC2016-0018)

MOTION: Sevie Zeller moved for Preliminary Plat approval subject to the following conditions:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram.
2. Submittal of construction documentation for the Private Street, to the Department of Public Works will be required. Construction documentation shall indicate a site drainage plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved or as worked out with Public Works.
3. The entire development is located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.
4. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
5. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
6. Upon reviewing the Lot Grading Plan, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Guillory, Domingue, Lemaire, and Lagneaux properties.
7. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Landry Road,

which is a public street that is maintained by the Lafayette Consolidated Government.”

PLAT REVISIONS:

1. Indicate any approved setback waivers on the final plat.
2. Indicate the square footage of Lot 1-A-1 within the lot boundaries.
3. The private street name Frog Leap Lane has been approved for use by 911/Communications District.
4. A note must be placed on the final plat stating, “The private street is not to be maintained by Lafayette Consolidated Government.” Additionally a private street maintenance agreement must be signed.
5. Addresses are assigned as follows:

Landry Rd	
Lot	No
1A-1	6543
Frog Leap Ln	
Lot	No
1A-2	109
1A-3	113

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

SECOND: Lynne Guy

VOTE: 7-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

3. Lafayette Central Park, Inc. Development (PC2016-0019)

MOTION: Lynne Guy moved for Preliminary & Final Plat approval subject to the following conditions:

1. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility easements around these facilities.
2. Plot existing overhead transmission line along Johnston Street and provide required 40' utility servitudes around these facilities.
3. Plot existing water main and appurtenances and show 10' utility easements for these facilities.
4. Revise General Note 5 to read "LUS wastewater facilities are not located on Lot 1. The Owner/Developer of Lot 1 shall install LUS approved wastewater facilities prior to issuing building permits. LUS is not responsible for the cost of any required improvements."
5. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
6. Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
7. Provide documentation and certification that the proposed channel crossings comply with the applicable requirements of the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) "Roadway Design Guide". Specifically, any requirements for roadway barriers (i.e., guard rails).
8. A portion of the development is located within the historical 100-year base floodplain, including a regulatory floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the regulatory floodway must satisfy all requirements of a "No Rise Certification." However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

9. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent South College Shopping Center, Evangeline Heights Subdivision, South College Park Subdivision, Minglewood Park Subdivision, 3121 Johnston Street Condominium Units, Delhomme Funeral Home, Red Lerille's Health and Racquet Club, Woodbriar Court Subdivision, Woodbriar Place Subdivision, Parkwood Estates Subdivision, and Greenbriar Estates Subdivision Extension 4 properties.
12. Since Coulee Mine, which traverses the property, is identified on the Official Drainage Map, language for the coulee that traverses the property must read "30 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel. Revise final plat to indicate the applicable distance between the 30 foot servitude dimension from the channel top bank and the platted property boundary.
13. Language for the coulee that traverses the western property line and appears to drain Doucet Street, must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel.
14. Language for the coulee that traverses the property and appears to drain Oakleaf Drive, must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel.

15. The 20' drainage servitude for the sub-surface drainage from Oakleaf Drive is sufficient, but the open channel portion of that servitude must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel.
16. The 10' drainage easement detailed by Reference Materials #7 must read 'private drainage easement' since the easement is not in favor of the public but a specific corporation.
17. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
18. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
19. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Revise the effective FIRM panel to 22055C0045 G dated January 19, 1996.
2. The North Arrow in the vicinity map needs to be oriented the same as on the plat.
3. Address assigned is 2913 Johnston Street.

OTHER COMMENTS/SUGGESTIONS:

1. The owner will coordinate with the Lafayette Utilities System for all required service connections.
2. Any relocation of existing electric facilities will be at the owner/developer's expense.
3. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
4. A utility servitude will be required behind any additional reserved or dedicated right-of-way required.
5. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
7. The Zoning Division recommends that the developer submit preliminary drawings for review prior to commercial building permit application.
8. This property is located in the City of Lafayette in an RM-1 (Residential Mixed) Zoning District.

SECOND: Sevie Zeller

VOTE: 7-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

4. Beau Savanne Phase II (PC2016-0020)

MOTION: Sevie Zeller moved for Preliminary Plat approval subject to the following conditions waiving the requirement to construct sidewalks along W. Broussard Rd.

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram.
2. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
3. Submittal of complete construction plans to LUS for review and approval is required.
4. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
5. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
6. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
7. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year

storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

8. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
9. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Beau Savanne properties, Broussard, Trahan, Lee, and Pellerin properties.
10. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
11. Sidewalks are required along all public streets.
12. Street A shall be dedicated and constructed to the southern property line.
13. According to the master plan provided for the subdivision it is anticipated that four (4) phases will occur with a potential for approximately 250 lots. A traffic impact analysis is required and shall include the anticipated traffic generation of the future phases.
14. A one foot (1') reserve strip shall be dedicated to the Lafayette Consolidated Government along W. Broussard Road.
15. Twenty percent (20%) open space is required and must be shown/indicated on the final plat.

16. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Revise the preliminary FIRM panel date to December 19, 2014.
2. Indicate the Zoning category (RS-1) in the General Notes.
3. Ensure that the roadway labeled as Street A is assigned an approved name submitted through standard procedures.
4. Addresses are assigned as follows:

Parkerson St				Finsbury Lane				Street A	
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
104	100	140	201	133	102	103	101	120	102
105	102	139	203	132	104	102	103	121	104
106	104	138	205	131	106	101	105	122	106
107	200	137	207	130	200	100	107	123	108
108	202	136	209	129	202	99	109	124	110
109	204	117	301	128	204	98	201	125	112
110	206	118	303	127	206	97	203	126	114
111	208	119	305			96	205	135	103
112	300					95	207	134	105
113	302					94	209		
114	304					93	211		
115	306					92	213		
116	308								

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information contact 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.

2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

SECOND: Lynne Guy

VOTE: 7-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

5. The Kingdom Estates (PC2015-0017)

MOTION: Eddie Lewis moved for a One-Year Extension of Preliminary Plat approval.

SECOND: Lynne Guy

VOTE: 7-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

V. OTHER BUSINESS

VI. PUBLIC COMMENTARY: GENERAL

VII. ADJOURNMENT

Lynne Guy moved to adjourn the meeting at 6:50 p.m.

Submitted by,

Sara Fawcett Gary
Development Manager
Department of Planning,
Zoning, and Development